HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Saskatoon CMA

Date Released: Third Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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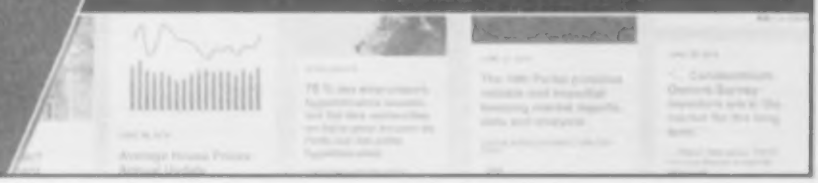
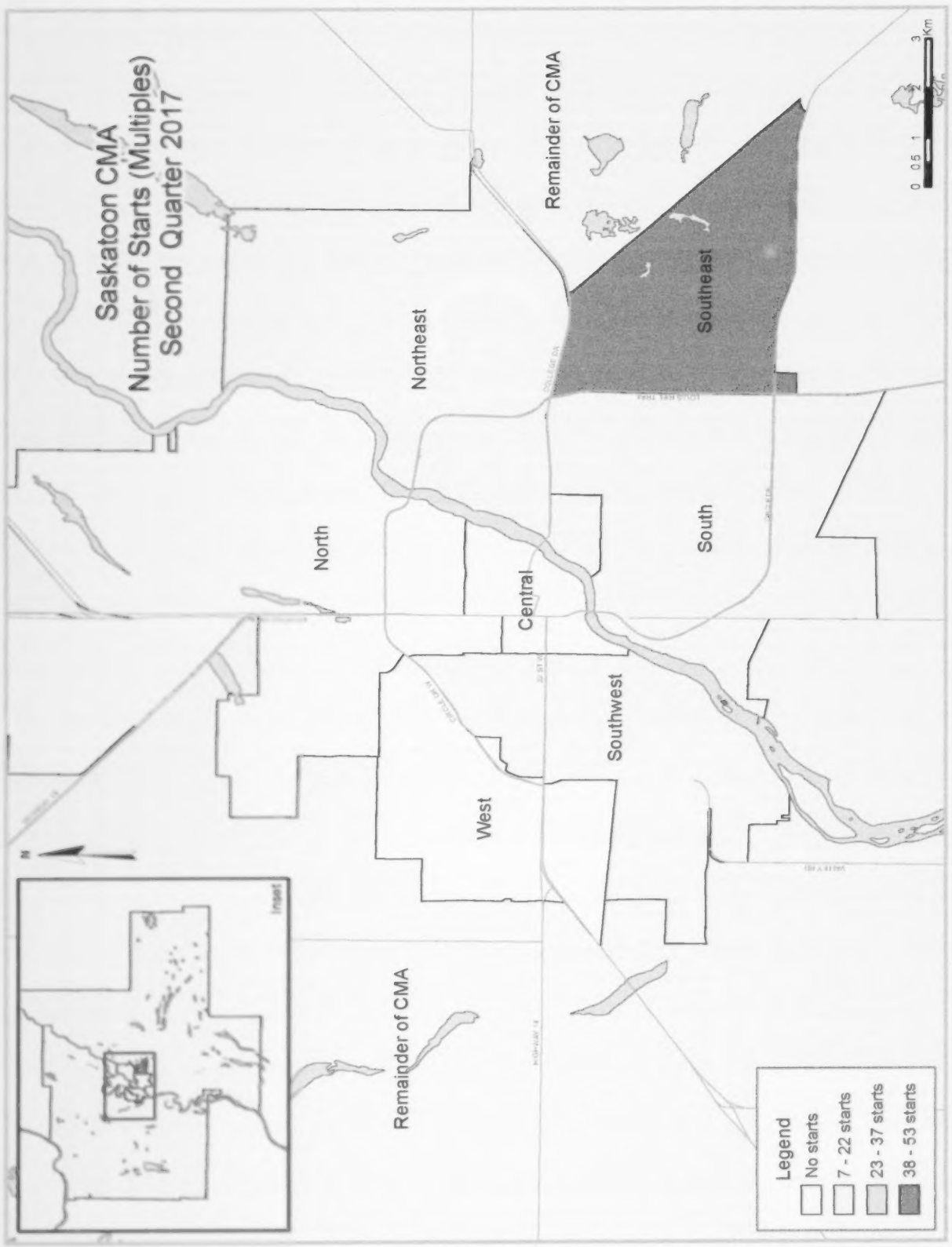
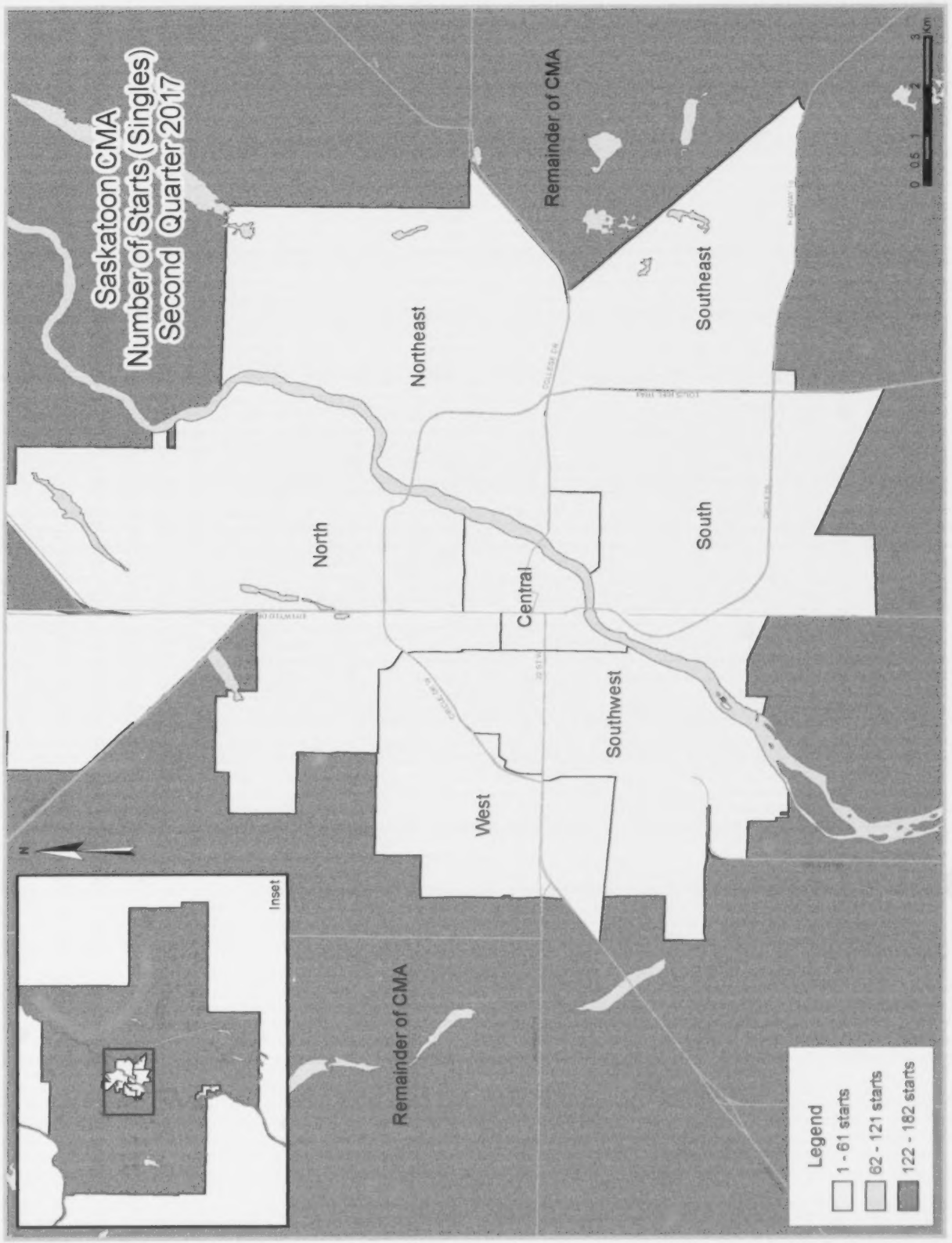
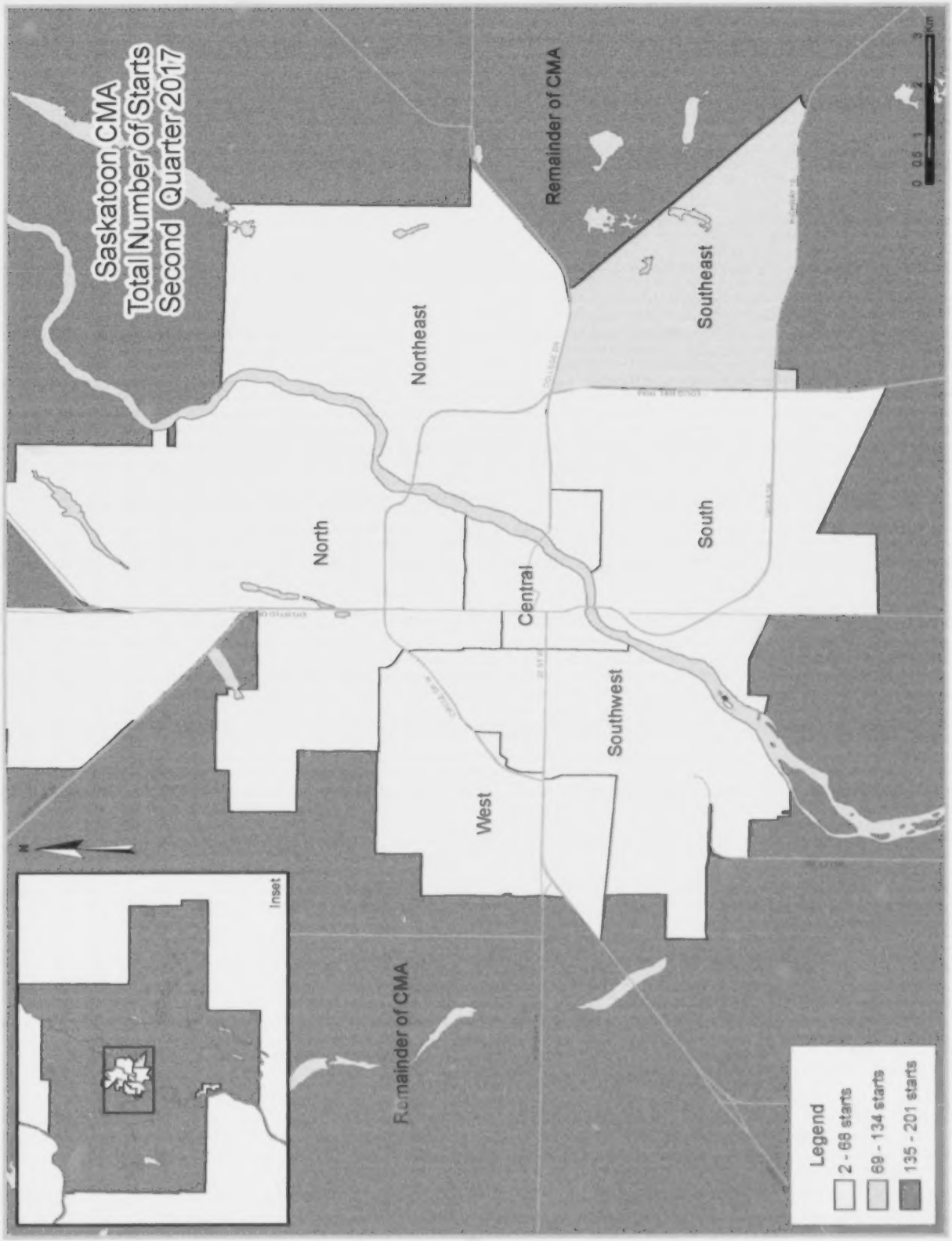
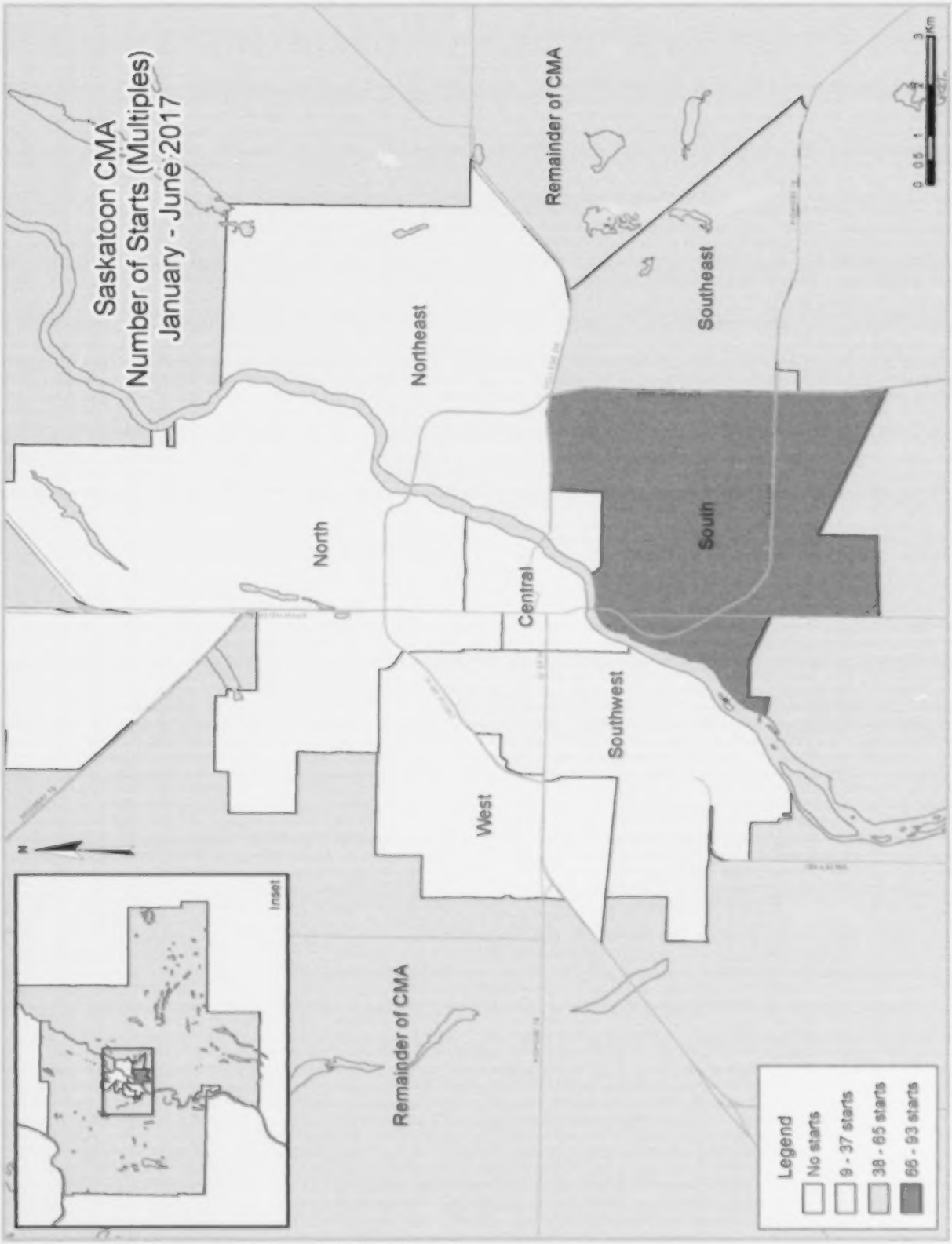
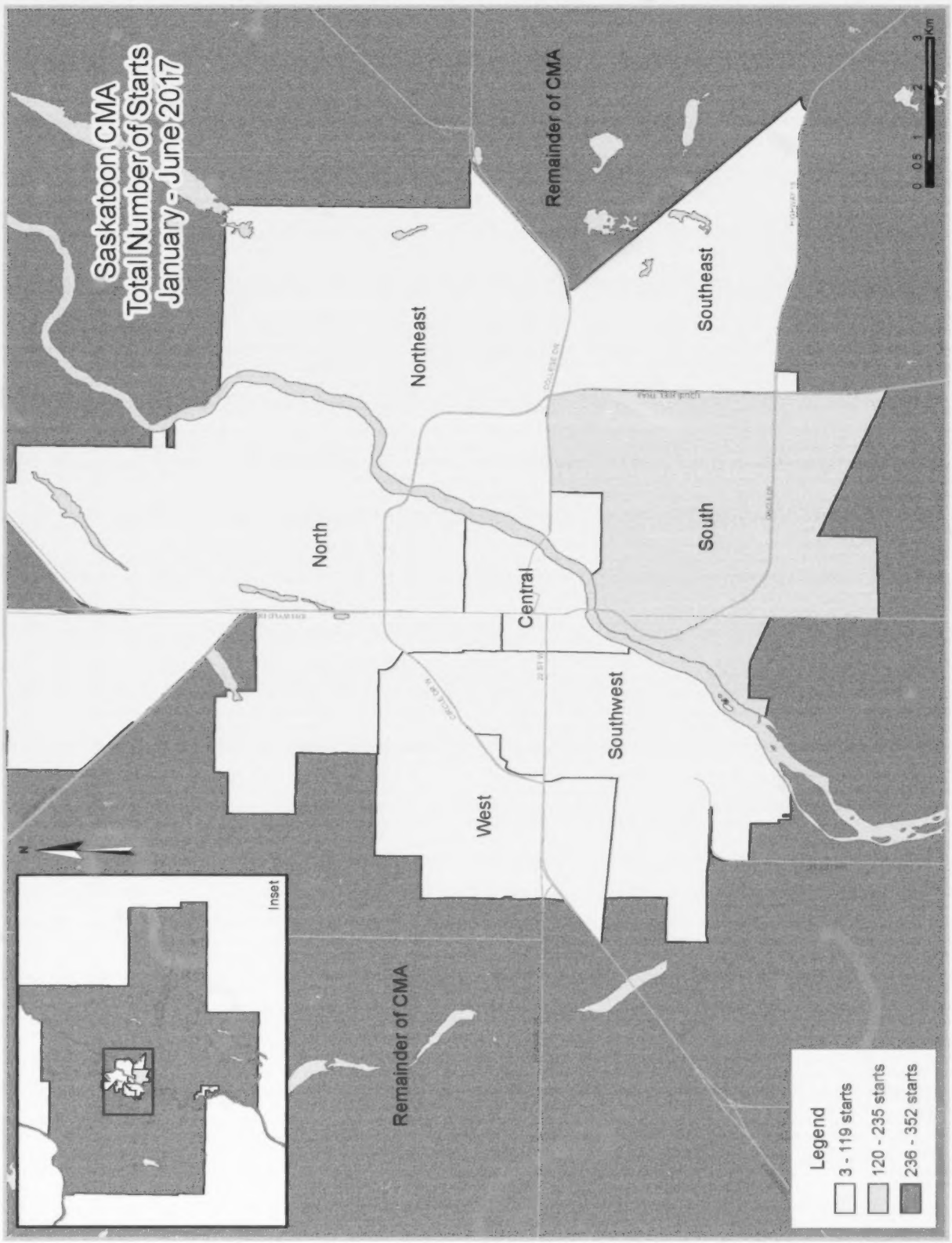


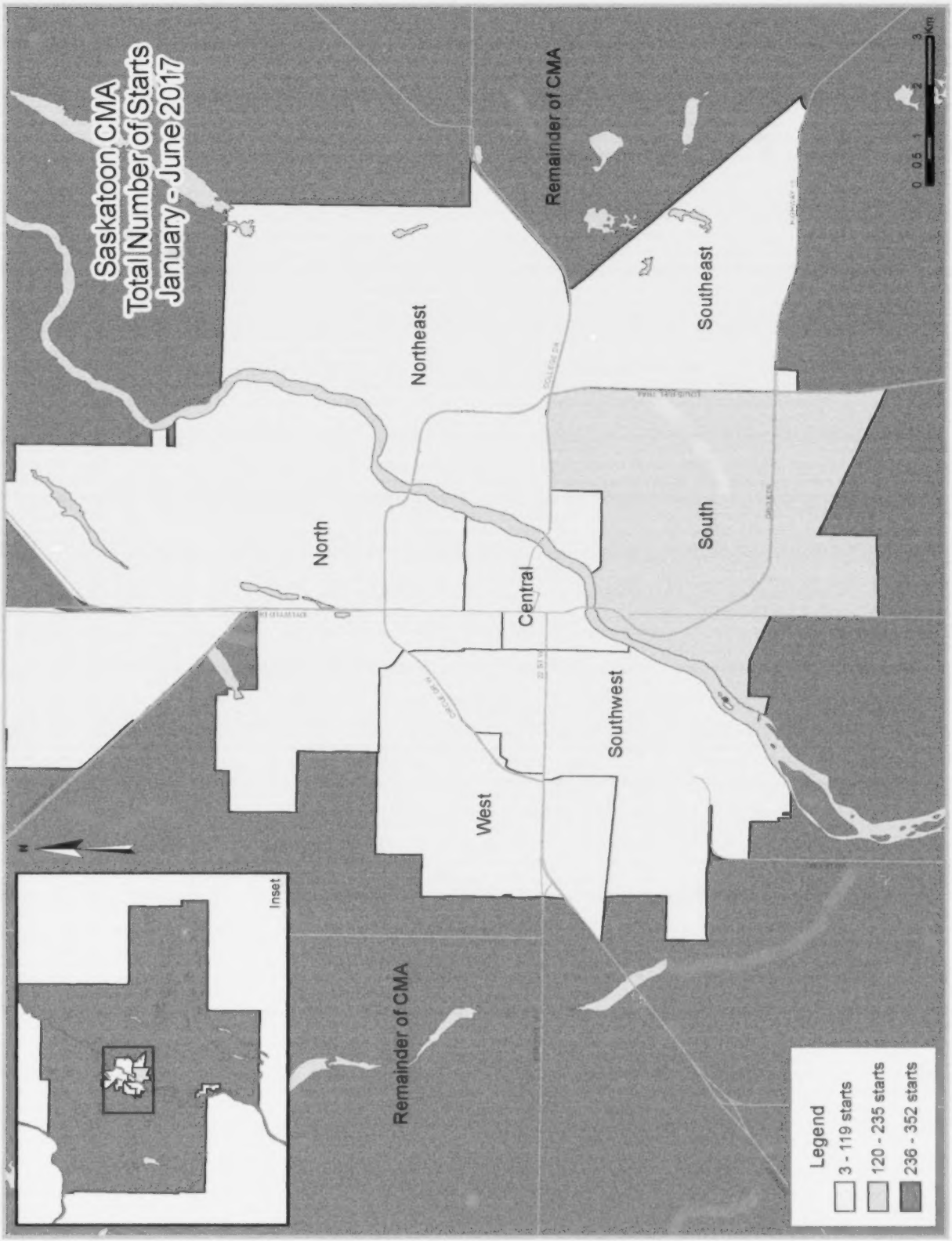

Saskatoon CMA
Number of Starts (Multiples)
Second Quarter 2017
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
Legend
No starts
7 - 22 starts
23 - 37 starts
38 - 53 starts
0 0.5 1 2 3 Km


Saskatoon CMA
Number of Starts (Singles)
Second Quarter 2017
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
1 - 61 starts
62 - 121 starts
122 - 182 starts


Saskatoon CMA
Total Number of Starts
Second Quarter 2017
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
2 - 68 starts
69 - 134 starts
135 - 201 starts


Saskatoon CMA
Number of Starts (Multiples)
January - June 2017
North
Northeast
Remainder of CMA
Southeast
South
Central
Southwest
West
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
9 - 37 starts
38 - 65 starts
66 - 93 starts


Saskatoon CMA
Total Number of Starts
January - June 2017
Remainder of CMA
Northeast
Southeast
North
Central
South
Southwest
West
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
3 - 119 starts
120 - 235 starts
236 - 352 starts


Saskatoon CMA
Total Number of Starts
January - June 2017
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
3 - 119 starts
120 - 235 starts
236 - 352 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
Second Quarter 2017

Saskatoon CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Apr. 2017	May 2017	Jun. 2017	Apr. 2017	May 2017	Jun. 2017
Single-Detached	1,000	1,092	1,141	984	1,079	1,231	1,208	1,149
Multiples	1,293	817	276	144	948	436	410	476
Total	2,293	1,909	1,417	1,128	2,027	1,667	1,618	1,625

	Quarterly SAAR		Actual			YTD		
	2017 Q1	2017 Q2	2016 Q2	2017 Q2	% change	2016 Q2	2017 Q2	% change
Single-Detached	1,092	1,046	278	317	14.0%	479	507	5.8%
Multiples	496	456	268	114	-57.5%	433	238	-45.0%
Total	1,588	1,502	546	431	-21.1%	912	745	-18.3%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Saskatoon CMA
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2017	317	0	16	0	52	41	0	5	431
Q2 2016	278	20	6	0	26	41	0	175	546
% Change	14.0	-100.0	166.7	n/a	100.0	0.0	n/a	-97.1	-21.1
Year-to-date 2017	507	20	16	0	86	111	0	5	745
Year-to-date 2016	479	28	19	0	47	81	0	258	912
% Change	5.8	-28.6	-15.8	n/a	83.0	37.0	n/a	-98.1	-18.3
UNDER CONSTRUCTION									
Q2 2017	760	38	104	0	142	239	0	0	1,283
Q2 2016	595	42	99	0	191	852	0	538	2,317
% Change	27.7	-9.5	5.1	n/a	-25.7	-71.9	n/a	-100.0	-44.6
COMPLETIONS									
Q2 2017	198	8	8	0	34	133	0	53	434
Q2 2016	235	14	60	0	135	304	0	156	904
% Change	-15.7	-42.9	-86.7	n/a	-74.8	-56.3	n/a	-66.0	-52.0
Year-to-date 2017	486	28	19	0	72	335	60	184	1,184
Year-to-date 2016	527	38	70	0	171	407	0	272	1,485
% Change	-7.8	-26.3	-72.9	n/a	-57.9	-17.7	n/a	-32.4	-20.3
COMPLETED & NOT ABSORBED									
Q2 2017	204	19	40	0	154	352	n/a	n/a	769
Q2 2016	271	41	71	0	225	214	n/a	n/a	822
% Change	-24.7	-53.7	-43.7	n/a	-31.6	64.5	n/a	n/a	-6.4
ABSORBED									
Q2 2017	267	24	11	0	55	133	n/a	n/a	490
Q2 2016	290	8	14	0	57	47	n/a	n/a	416
% Change	-7.9	200.0	-21.4	n/a	-3.5	183.0	n/a	n/a	17.8
Year-to-date 2017	523	43	23	0	96	162	n/a	n/a	847
Year-to-date 2016	557	28	23	0	102	64	n/a	n/a	774
% Change	-6.1	53.6	0.0	n/a	-5.9	153.1	n/a	n/a	9.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q2 2017	3	0	0	0	0	0	0	0	3
Q2 2016	2	0	0	0	0	0	0	0	2
South									
Q2 2017	32	0	0	0	19	0	0	0	51
Q2 2016	39	4	0	0	12	0	0	159	214
Southeast									
Q2 2017	36	0	12	0	0	41	0	0	89
Q2 2016	29	0	6	0	4	41	0	0	80
Northeast									
Q2 2017	46	0	0	0	11	0	0	5	62
Q2 2016	55	2	0	0	0	0	0	0	57
North									
Q2 2017	6	0	0	0	0	0	0	0	6
Q2 2016	3	8	0	0	0	0	0	0	11
Southwest									
Q2 2017	1	0	0	0	7	0	0	0	8
Q2 2016	5	2	0	0	10	0	0	0	17
West									
Q2 2017	9	0	0	0	0	0	0	0	9
Q2 2016	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
Q2 2017	182	0	4	0	15	0	0	0	201
Q2 2016	128	4	0	0	0	0	0	16	148
First Nations									
Q2 2017	2	0	0	0	0	0	0	0	2
Q2 2016	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q2 2017	317	0	16	0	52	41	0	5	431
Q2 2016	2	0	0	0	0	0	0	0	2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q2 2017	7	0	0	0	0	0	0	0	7
Q2 2016	5	4	0	0	6	128	0	0	143
South									
Q2 2017	86	10	69	0	19	109	0	0	293
Q2 2016	81	10	86	0	24	142	0	159	502
Southeast									
Q2 2017	76	4	31	0	0	130	0	0	241
Q2 2016	63	2	13	0	10	274	0	115	477
Northeast									
Q2 2017	120	2	0	0	51	0	0	0	173
Q2 2016	125	6	0	0	90	230	0	204	655
North									
Q2 2017	18	2	0	0	8	0	0	0	28
Q2 2016	10	10	0	0	0	0	0	0	20
Southwest									
Q2 2017	14	6	0	0	20	0	0	0	40
Q2 2016	14	2	0	0	25	0	0	0	41
West									
Q2 2017	29	0	0	0	2	0	0	0	31
Q2 2016	32	0	0	0	2	0	0	20	54
Remainder of the CMA									
Q2 2017	408	14	4	0	42	0	0	0	468
Q2 2016	265	8	0	0	34	78	0	40	425
First Nations									
Q2 2017	2	0	0	0	0	0	0	0	2
Q2 2016	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q2 2017	760	38	104	0	142	239	0	0	1,283
Q2 2016	595	42	99	0	191	852	0	538	2,317

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q2 2017	2	0	0	0	0	133	0	0	135
Q2 2016	0	0	0	0	0	94	0	0	94
South									
Q2 2017	31	2	8	0	8	0	0	0	49
Q2 2016	44	2	12	0	0	32	0	156	246
Southeast									
Q2 2017	24	0	0	0	2	0	0	0	26
Q2 2016	29	0	13	0	28	41	0	0	111
Northeast									
Q2 2017	26	0	0	0	10	0	0	6	42
Q2 2016	47	4	35	0	66	137	0	0	289
North									
Q2 2017	8	0	0	0	0	0	0	0	8
Q2 2016	8	2	0	0	0	0	0	0	10
Southwest									
Q2 2017	4	4	0	0	4	0	0	0	12
Q2 2016	6	0	0	0	14	0	0	0	20
West									
Q2 2017	3	0	0	0	0	0	0	0	3
Q2 2016	13	0	0	0	10	0	0	0	23
Remainder of the CMA									
Q2 2017	99	2	0	0	10	0	0	47	158
Q2 2016	88	6	0	0	17	0	0	0	111
First Nations									
Q2 2017	1	0	0	0	0	0	0	0	1
Q2 2016	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q2 2017	198	8	8	0	34	133	0	53	434
Q2 2016	235	14	60	0	135	304	0	156	904

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q2 2017	0	1	0	0	2	55	n/a	n/a	58
Q2 2016	0	1	0	0	0	0	n/a	n/a	1
South									
Q2 2017	23	4	7	0	11	35	n/a	n/a	80
Q2 2016	24	20	14	0	4	42	n/a	n/a	104
Southeast									
Q2 2017	16	1	3	0	2	139	n/a	n/a	161
Q2 2016	45	2	10	0	11	23	n/a	n/a	91
Northeast									
Q2 2017	49	4	28	0	89	97	n/a	n/a	267
Q2 2016	81	7	32	0	130	129	n/a	n/a	379
North									
Q2 2017	4	1	0	0	0	0	n/a	n/a	5
Q2 2016	5	5	0	0	0	0	n/a	n/a	10
Southwest									
Q2 2017	2	1	0	0	14	0	n/a	n/a	17
Q2 2016	3	0	0	0	14	0	n/a	n/a	17
West									
Q2 2017	10	0	0	0	12	5	n/a	n/a	27
Q2 2016	16	0	0	0	21	19	n/a	n/a	56
Remainder of the CMA									
Q2 2017	97	7	2	0	24	21	n/a	n/a	151
Q2 2016	97	6	15	0	45	1	n/a	n/a	164
First Nations									
Q2 2017	3	0	0	0	0	0	n/a	n/a	3
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Saskatoon CMA									
Q2 2017	204	19	40	0	154	352	n/a	n/a	769
Q2 2016	271	41	71	0	225	214	n/a	n/a	822

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q2 2017	2	2	0	0	1	78	n/a	n/a	83
Q2 2016	0	1	0	0	0	0	n/a	n/a	1
South									
Q2 2017	36	9	4	0	3	4	n/a	n/a	56
Q2 2016	65	2	4	0	1	6	n/a	n/a	78
Southeast									
Q2 2017	35	1	5	0	1	11	n/a	n/a	53
Q2 2016	45	0	6	0	18	18	n/a	n/a	87
Northeast									
Q2 2017	49	5	2	0	30	33	n/a	n/a	119
Q2 2016	52	0	3	0	14	23	n/a	n/a	92
North									
Q2 2017	6	3	0	0	0	0	n/a	n/a	9
Q2 2016	3	2	0	0	0	0	n/a	n/a	5
Southwest									
Q2 2017	9	3	0	0	4	0	n/a	n/a	16
Q2 2016	5	0	0	0	8	0	n/a	n/a	13
West									
Q2 2017	10	0	0	0	7	7	n/a	n/a	24
Q2 2016	9	0	0	0	11	0	n/a	n/a	20
Remainder of the CMA									
Q2 2017	119	1	0	0	9	0	n/a	n/a	129
Q2 2016	111	3	1	0	5	0	n/a	n/a	120
First Nations									
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Saskatoon CMA									
Q2 2017	267	24	11	0	55	133	n/a	n/a	490
Q2 2016	290	8	14	0	57	47	n/a	n/a	416

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Saskatoon CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,092	56	36	0	129	219	72	305	1,909
% Change	9.2	-33.3	-72.9	n/a	-43.2	-61.0	**	7.4	-16.7
2015	1,000	84	133	0	227	561	4	284	2,293
% Change	-36.5	-40.0	72.7	n/a	-47.5	-41.6	-20.0	-16.5	-35.1
2014	1,576	140	77	0	432	961	5	340	3,531
% Change	-4.9	-31.4	**	-100.0	10.5	99.8	n/a	51.1	18.5
2013	1,657	204	21	1	391	481	0	225	2,980
% Change	-15.9	17.2	-69.1	-98.1	88.9	-52.2	-100.0	-5.5	-20.6
2012	1,971	174	68	54	207	1,007	34	238	3,753
% Change	23.3	70.6	-29.9	**	-38.4	117.5	n/a	-38.7	25.4
2011	1,599	102	97	9	336	463	0	388	2,994
% Change	-2.4	59.4	155.3	n/a	45.5	145.0	n/a	75.6	25.7
2010	1,638	64	38	0	231	189	0	221	2,381
% Change	48.8	52.4	58.3	n/a	59.3	65.8	-100.0	n/a	66.7
2009	1,101	42	24	0	145	114	2	0	1,428
% Change	-14.3	-53.3	n/a	-100.0	-40.1	-83.7	n/a	n/a	-38.4
2008	1,285	90	0	3	242	699	0	0	2,319
% Change	-10.7	-10.0	n/a	-93.5	-34.6	136.9	-100.0	-100.0	-2.6
2007	1,439	100	0	46	370	295	18	112	2,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Central	3	2	0	0	0	0	0	0	3	2	50.0
South	32	39	10	4	9	12	0	159	51	214	-76.2
Southeast	36	29	0	4	12	6	41	41	89	80	11.3
Northeast	46	55	0	2	11	0	5	0	62	57	8.8
North	6	3	0	8	0	0	0	0	6	11	-45.5
Southwest	1	5	0	4	7	8	0	0	8	17	-52.9
West	9	17	0	0	0	0	0	0	9	17	-47.1
Remainder of the CMA	182	128	6	4	13	0	0	16	201	148	35.8
First Nations	2	0	0	0	0	0	0	0	2	0	n/a
Saskatoon CMA	317	278	16	26	52	26	46	216	431	546	-21.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Central	3	2	0	0	0	0	0	0	3	2	50.0
South	66	73	14	6	9	12	70	159	159	250	-36.4
Southeast	46	48	0	8	12	19	41	41	99	116	-14.7
Northeast	68	86	0	2	22	4	5	63	95	155	-38.7
North	11	4	0	10	0	0	0	0	11	14	-21.4
Southwest	1	8	2	4	7	8	0	0	10	20	-50.0
West	13	32	0	0	0	0	0	60	13	92	-85.9
Remainder of the CMA	296	226	26	10	30	11	0	16	352	263	33.8
First Nations	3	0	0	0	0	0	0	0	3	0	n/a
Saskatoon CMA	507	479	42	40	80	54	116	339	745	912	-18.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Central	0	0	0	0	0	0	0	0
South	9	12	0	0	0	0	0	159
Southeast	12	6	0	0	41	41	0	0
Northeast	11	0	0	0	0	0	5	0
North	0	0	0	0	0	0	0	0
Southwest	7	8	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0
Remainder of the CMA	13	0	0	0	0	0	0	16
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	52	26	0	0	41	41	5	175

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	0	0	0	0	0	0	0	0
South	9	12	0	0	70	0	0	159
Southeast	12	19	0	0	41	41	0	0
Northeast	22	4	0	0	0	0	5	63
North	0	0	0	0	0	0	0	0
Southwest	7	8	0	0	0	0	0	0
West	0	0	0	0	0	40	0	20
Remainder of the CMA	30	11	0	0	0	0	0	16
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	80	54	0	0	111	81	5	258

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Central	3	2	0	0	0	0	3	2
South	32	43	19	12	0	159	51	214
Southeast	48	35	41	45	0	0	89	80
Northeast	46	57	11	0	5	0	62	57
North	6	11	0	0	0	0	6	11
Southwest	1	7	7	10	0	0	8	17
West	9	17	0	0	0	0	9	17
Remainder of the CMA	186	132	15	0	0	16	201	148
First Nations	2	0	0	0	0	0	2	0
Saskatoon CMA	333	304	93	67	5	175	431	546

Table 2.5: Starts by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	3	2	0	0	0	0	3	2
South	70	79	89	12	0	159	159	250
Southeast	58	69	41	47	0	0	99	116
Northeast	68	88	22	4	5	63	95	155
North	11	14	0	0	0	0	11	14
Southwest	3	10	7	10	0	0	10	20
West	13	32	0	40	0	20	13	92
Remainder of the CMA	314	232	38	15	0	16	352	263
First Nations	3	0	0	0	0	0	3	0
Saskatoon CMA	543	526	197	128	5	258	745	912

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Central	2	0	0	0	0	0	133	94	135	94	43.6
South	31	44	2	2	16	12	0	188	49	246	-80.1
Southeast	24	29	2	0	0	41	0	41	26	111	-76.6
Northeast	26	47	0	4	10	101	6	137	42	289	-85.5
North	8	8	0	2	0	0	0	0	8	10	-20.0
Southwest	4	6	8	6	0	8	0	0	12	20	-40.0
West	3	13	0	0	0	10	0	0	3	23	-87.0
Remainder of the CMA	99	88	2	12	10	11	47	0	158	111	42.3
First Nations	1	0	0	0	0	0	0	0	1	0	n/a
Saskatoon CMA	198	235	14	26	36	183	186	460	434	904	-52.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Central	2	0	2	2	0	0	133	94	137	96	42.7
South	77	69	8	14	99	20	0	244	184	347	-47.0
Southeast	56	81	4	4	6	47	227	41	293	173	69.4
Northeast	74	110	2	4	15	101	96	137	187	352	-46.9
North	14	10	4	6	0	0	0	0	18	16	12.5
Southwest	12	9	8	6	4	12	0	60	24	87	-72.4
West	15	35	0	0	0	10	0	40	15	85	-82.4
Remainder of the CMA	235	213	10	20	17	33	63	63	325	329	-1.2
First Nations	1	0	0	0	0	0	0	0	1	0	n/a
Saskatoon CMA	486	527	38	56	141	223	519	679	1,184	1,485	-20.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Central	0	0	0	0	133	94	0	0
South	16	12	0	0	0	32	0	156
Southeast	0	41	0	0	0	41	0	0
Northeast	10	101	0	0	0	137	6	0
North	0	0	0	0	0	0	0	0
Southwest	0	8	0	0	0	0	0	0
West	0	10	0	0	0	0	0	0
Remainder of the CMA	10	11	0	0	0	0	47	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	36	183	0	0	133	304	53	156

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	0	0	0	0	133	94	0	0
South	39	20	60	0	0	32	0	212
Southeast	6	47	0	0	112	41	115	0
Northeast	15	101	0	0	90	137	6	0
North	0	0	0	0	0	0	0	0
Southwest	4	12	0	0	0	0	0	60
West	0	10	0	0	0	40	0	0
Remainder of the CMA	17	33	0	0	0	63	63	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	81	223	60	0	335	407	184	272

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Central	2	0	133	94	0	0	135	94
South	41	58	8	32	0	156	49	246
Southeast	24	42	2	69	0	0	26	111
Northeast	26	86	10	203	6	0	42	289
North	8	10	0	0	0	0	8	10
Southwest	8	6	4	14	0	0	12	20
West	3	13	0	10	0	0	3	23
Remainder of the CMA	101	94	10	17	47	0	158	111
First Nations	1	0	0	0	0	0	1	0
Saskatoon CMA	214	309	167	439	53	156	434	904

Table 3.5: Completions by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	4	2	133	94	0	0	137	96
South	98	95	26	40	60	212	184	347
Southeast	62	102	116	71	115	0	293	173
Northeast	76	149	105	203	6	0	187	352
North	18	16	0	0	0	0	18	16
Southwest	16	9	8	18	0	60	24	87
West	15	35	0	50	0	0	15	85
Remainder of the CMA	243	227	19	102	63	0	325	329
First Nations	1	0	0	0	0	0	1	0
Saskatoon CMA	533	635	407	578	244	272	1,184	1,485

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q2 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Q2 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
South													
Q2 2017	3	8.6	7	20.0	5	14.3	10	28.6	10	28.6	35	-	732,500
Q2 2016	5	7.7	9	13.8	23	35.4	19	29.2	9	13.8	65	-	-
Year-to-date 2017	6	7.8	22	28.6	19	24.7	15	19.5	15	19.5	77	-	732,500
Year-to-date 2016	7	8.2	12	14.1	25	29.4	25	29.4	16	18.8	85	-	-
Southeast													
Q2 2017	3	8.6	4	11.4	7	20.0	5	14.3	16	45.7	35	490,000	512,118
Q2 2016	5	11.1	11	24.4	6	13.3	6	13.3	17	37.8	45	430,000	481,267
Year-to-date 2017	7	10.1	8	11.6	13	18.8	11	15.9	30	43.5	69	485,000	503,812
Year-to-date 2016	6	7.2	22	26.5	10	12.0	8	9.6	37	44.6	83	435,000	481,035
Northeast													
Q2 2017	3	6.1	7	14.3	10	20.4	11	22.4	18	36.7	49	-	514,710
Q2 2016	5	9.6	8	15.4	14	26.9	4	7.7	21	40.4	52	-	400,795
Year-to-date 2017	11	12.4	10	11.2	17	19.1	17	19.1	34	38.2	89	-	574,811
Year-to-date 2016	7	6.2	16	14.2	23	20.4	23	20.4	44	38.9	113	-	481,438
North													
Q2 2017	0	0.0	4	66.7	0	0.0	1	16.7	1	16.7	6	-	-
Q2 2016	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	7	70.0	0	0.0	1	10.0	2	20.0	10	-	-
Year-to-date 2016	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	-	-
Southwest													
Q2 2017	5	55.6	4	44.4	0	0.0	0	0.0	0	0.0	9	-	-
Q2 2016	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2017	6	42.9	7	50.0	0	0.0	1	7.1	0	0.0	14	-	-
Year-to-date 2016	5	83.3	1	16.7	0	0.0	0	0.0	0	0.0	6	-	-
West													
Q2 2017	4	40.0	2	20.0	3	30.0	1	10.0	0	0.0	10	-	-
Q2 2016	4	44.4	2	22.2	0	0.0	3	33.3	0	0.0	9	-	-
Year-to-date 2017	7	38.9	6	33.3	3	16.7	1	5.6	1	5.6	18	-	-
Year-to-date 2016	7	17.1	14	34.1	12	29.3	8	19.5	0	0.0	41	-	403,332
Remainder of the CMA													
Q2 2017	33	27.7	44	37.0	15	12.6	14	11.8	13	10.9	119	377,500	401,124
Q2 2016	32	28.8	32	28.8	31	27.9	9	8.1	7	6.3	111	400,000	388,778
Year-to-date 2017	61	25.4	90	37.5	36	15.0	22	9.2	31	12.9	240	390,000	398,732
Year-to-date 2016	76	34.2	51	23.0	50	22.5	16	7.2	29	13.1	222	400,000	411,066
First Nations													
Q2 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Q2 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Saskatoon CMA													
Q2 2017	52	19.5	73	27.4	41	15.4	42	15.8	58	21.8	266	410,000	458,121
Q2 2016	57	19.7	64	22.1	74	25.5	41	14.1	54	18.6	290	420,000	439,272
Year-to-date 2017	99	19.0	151	29.0	89	17.1	68	13.1	113	21.7	520	405,000	453,654
Year-to-date 2016	111	19.9	119	21.4	121	21.7	80	14.4	126	22.6	557	425,000	450,048

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Second Quarter 2017

Submarket	Q2 2017	Q2 2016	% Change	YTD 2017	YTD 2016	% Change
Central	-	-	n/a	-	-	n/a
South	732,500	-	n/a	732,500	-	n/a
Southeast	512,118	481,267	6.4	503,812	481,035	4.7
Northeast	514,710	400,795	28.4	574,811	481,438	19.4
North	-	-	n/a	-	-	n/a
Southwest	-	-	n/a	-	-	n/a
West	-	-	n/a	-	403,332	n/a
Remainder of the CMA	401,124	388,778	3.2	398,732	411,066	-3.0
First Nations	-	-	n/a	-	-	n/a
Saskatoon CMA	458,121	439,272	4.3	453,654	450,048	0.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Saskatoon

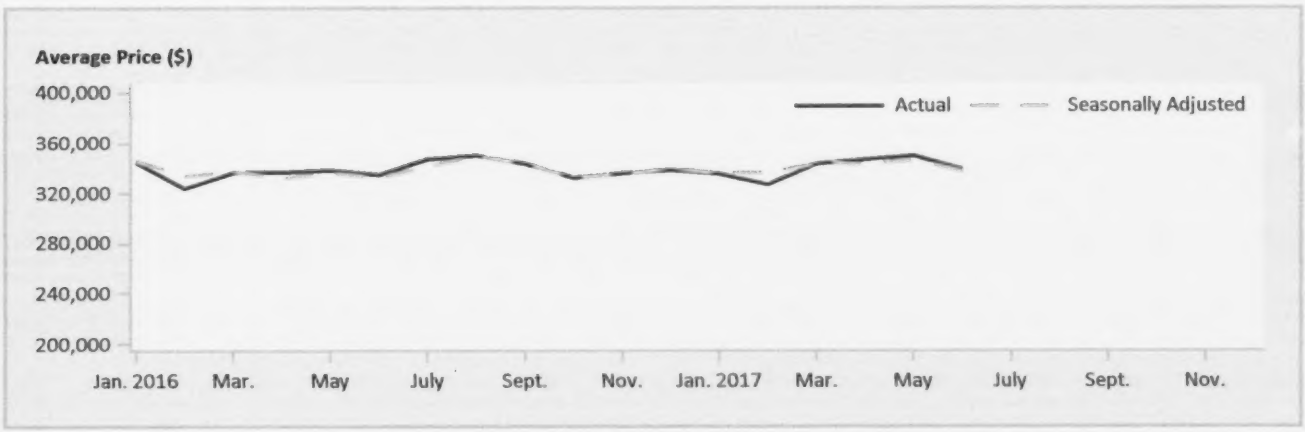


Figure 5.2: MLS® Residential Sales for Saskatoon

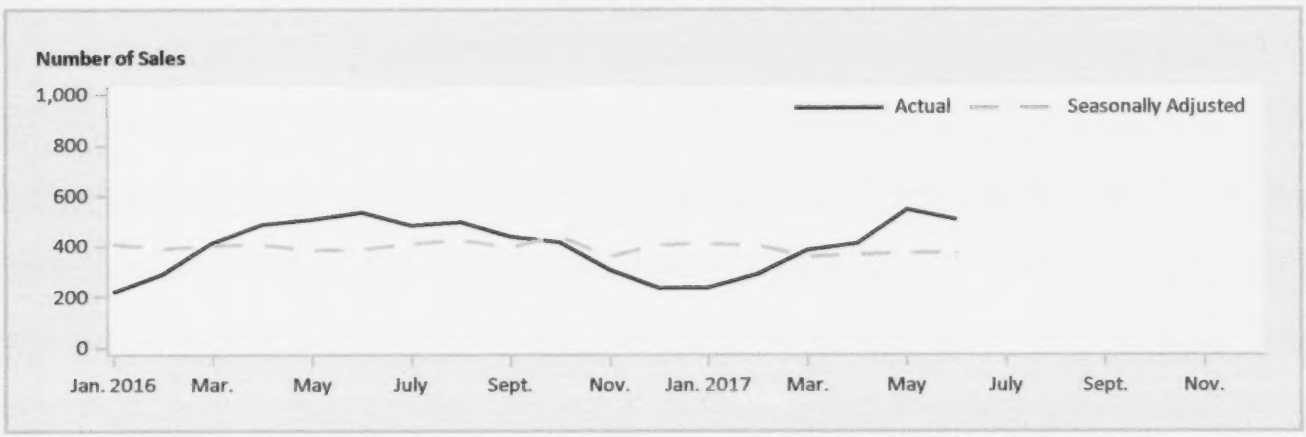
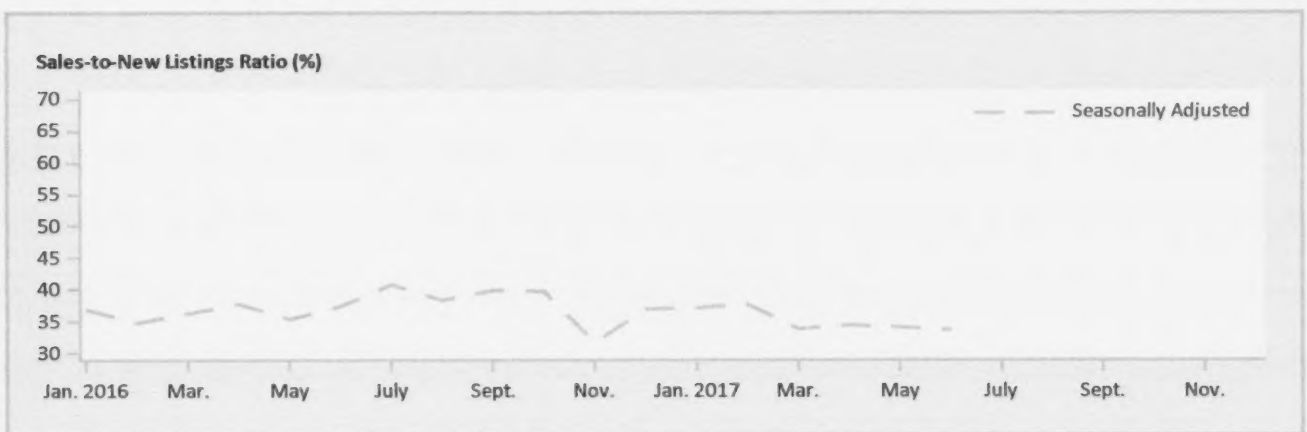


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Saskatoon



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second Quarter 2017

		Interest Rates			NHPI, Total, Saskatoon CMA 2016.12 =100	CPI, 2002 =100	Saskatoon Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	101.1	131.5	169.1	6.2	70.7	964
	February	561	3.14	4.64	100.8	131.6	167.5	6.4	70.0	973
	March	561	3.14	4.64	100.4	132.7	167.9	6.5	70.2	985
	April	561	3.14	4.64	100.1	132.7	167.0	7.2	70.1	989
	May	561	3.14	4.64	100.1	133.1	166.8	6.9	69.8	1,000
	June	561	3.14	4.64	99.9	133.6	166.7	6.6	69.4	997
	July	567	3.14	4.74	99.7	133.1	167.4	6.2	69.3	990
	August	567	3.14	4.74	99.6	132.9	168.0	6.6	69.7	987
	September	561	3.14	4.64	99.6	132.8	169.2	7.0	70.3	990
	October	561	3.14	4.64	99.7	133.1	169.9	7.3	70.7	1,000
	November	561	3.14	4.64	99.7	132.2	170.5	7.6	71.2	1,001
	December	561	3.14	4.64	100.0	131.8	170.1	7.5	70.9	1,019
2017	January	561	3.14	4.64	99.9	133.6	170	7.5	70.7	1,017
	February	561	3.14	4.64	99.9	133.5	169.8	7.0	70.1	1,022
	March	561	3.14	4.64	99.9	133.5	169.5	7.5	70.3	1,009
	April	561	3.14	4.64	99.9	134.8	169.0	7.8	70.1	1,009
	May	561	3.14	4.64	99.6	134.4	169.2	8.3	70.4	1,000
	June	561	3.14	4.64		134.5	169.6	8.4	70.5	991
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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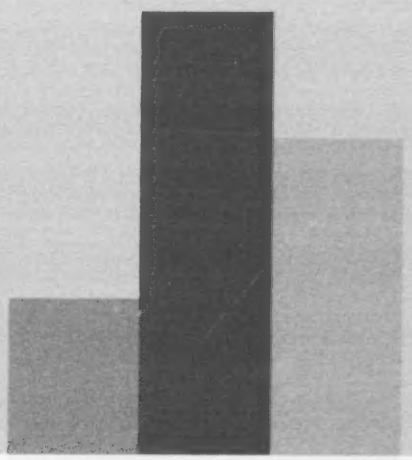

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